

TOWN OF GREENFIELD
ZONING BOARD OF APPEALS

August 5, 2025

REGULAR MEETING

A regular meeting of the Town of Greenfield Zoning Board of Appeals is called to order by D. Eskoff, Chair, at 7:00 p.m. On roll call the following members are present D. Eskoff, T. Flynn, B. Etson, K. Taub, and J. Pollard, Alternate. S. MacDonald is absent. J. Pollard has full voting privileges for the entirety of the meeting.

Minutes

July 1, 2025

MOTION: T. Flynn

SECOND: K. Taub

RESOLVED, that the Zoning Board of Appeals waives the reading of, and accepts the July 1, 2025, corrected Minutes.

VOTE: Ayes: D. Eskoff, T. Flynn, K. Taub, B. Etson and J. Pollard.

Noes: Noes

Absent: S. MacDonald

Abstain: None

Old Business & Public Hearing

Rappazzo, R. & Haws, C. Case# 1083
 TM#163.-2-81

Area Variance
 196 Middle Grove Road

Rachel Rappazzo and Charles Haws are present. J. Pollard recuses himself. D. Eskoff states that this project is a Public Hearing and is in the MDR-1 District. D. Eskoff opens the Public Hearing at 7:01 p.m. This is for a 7' and 7 1/4" Variance. It is a minor request. There is correspondence in favor of this project. No one is present to speak about this project. D. Eskoff closes the Public Hearing at 7:02 p.m. D. Eskoff states that she is very familiar with this property she looked at it several years ago. T. Flynn agrees and where the location of the well and water lines are this is the best location for the garage.

MOTION: K. Taub

SECOND: B. Etson

RESOLVED, the Zoning Board of Appeals hereby approves the Application for Area Variance for a garage by Rachel Rappazzo and Charles Haws for property located at 196 Middle Grove Road (MDR1), TM# 163.-2-81, ZBA Case #1083 and grants the following relief:

- 7 Feet and 7 ¼ Inch Right Side Yard Area Variance

This approval is based on the following criteria:

- The benefit cannot be achieved by other means feasible to the applicant. There is no other realistic other way to build this garage easily, the location is well suited. The applicant has demonstrated that other locations do not work in front due to waterline, well and existing vegetation. The western portion of the property is the best suited.
 - There are no undesirable changes to the neighborhood character or detriment to nearby properties. The neighbors are in favor of the project.
 - The request is not substantial.
 - There are no detrimental or adverse environmental effects for this property.
 - The alleged difficulty is not self-created (which is relevant but not determinative) the lot is what it is and for an extra garage this is the best location for it.

VOTE: Ayes: D. Eskoff, T. Flynn, K. Taub and B. Etson

Noes: None

Abstain: None

Absent: S. MacDonald, J. Pollard

New Business

Bovee, B. Case # 1084
TM# 137.-1-51.111

Ares Variance
655 Coy Road

Becky and Adam Bovee are present. D. Eskoff states that this project was in front of the ZBA last year and received a Variance. Becky Bovee states that life got in the way and they did not do anything for the project. Now they are looking to start the project. D. Eskoff states this is a pre-existing non-conforming. The Board sets a Public Hearing for September 2, 2025.

MOTION: B. Etson

SECOND: K. Taub

RESOLVED, the Zoning Board of Appeals hereby accepts the Application of Adam and Becky Bovee for an Area Variance for property located at 655 Coy Road, Tax Map #137.-1-51.111 (LDR), Case #1084, and sets a Public Hearing for September 2, 2025 at 7 p.m.

VOTE: Ayes: D. Eskoff, K. Taub, B. Etson and J. Pollard

Noes: None

Abstain: None

Absent: S. MacDonald, T. Flynn

Correspondence: None

Other Business: New Zoning Board of Appeals Applications and Instructions

MOTION: K. Taub

SECOND: B. Etson

The Zoning Board of Appeals hereby approves the use of new Zoning Board of Appeals Application Forms and Instructions to replace existing ZBA Application Forms and Instructions

and further approves ongoing and future updates to be made to these forms and instructions as needed.

VOTE: Ayes: D. Eskoff, T. Flynn, K. Taub, B. Etson and J. Pollard

Noes: None

Abstain: None

Absent: S. MacDonald

Meeting adjourned at 7:09 p.m. All members in favor

Respectfully submitted by,

Kimberley McMahon
Executive Secretary
ZBA